



**BOEING REALTY CORPORATION
FORMER C-6 FACILITY
LOS ANGELES, CALIFORNIA**

**TECHNICAL MEMORANDUM
OWNER AND TENANT NOTIFICATIONS AND DISCLOSURE**

To: Mr. Mario Stavale
Boeing Realty Corporation
4900 Conant, Building 1
Long Beach, California 90808

From: Haley & Aldrich, Inc.

Date: 28 March 2006

Subject: Owner and Tenant Notifications and Disclosure, Boeing Realty Corporation, Former C-6 Facility, Los Angeles, California

This memorandum has been prepared by Haley & Aldrich to document the procedures for Boeing Realty Corporation (BRC) and their contractors for notifying and/or disclosing information to the current owners and tenants of the Former C-6 Facility in Los Angeles, California (Site). These procedures are summarized below.

OWNER NOTIFICATION

All property except for Lot 8 of Parcel C has been sold by BRC and is owned by others. Notifications to owners will be made prior to any environmental field work being conducted on their property. The owners will be responsible for notifying their tenants. Typical environmental field work may include:

- Soil borings,
- Well installation,
- Aquifer testing,
- Groundwater monitoring and/or sampling,
- Soil and/or groundwater pilot testing,
- Remediation infrastructure installation,
- Soil and/or groundwater remediation system operation and maintenance, and
- Soil and/or groundwater remediation system decommissioning.

At least one week prior to field activities, unless otherwise negotiated with the owner for time-critical activities, written notification will be submitted to the owner of the property where the work is being conducted. If appropriate, this written notification will be submitted to the property manager representing the owner, instead of the owner. In addition, this written notification will be submitted to the Site access contact, if different from the owner or property manager. A list of the owner, property manager, and Site

access contact information is included in Table I. In addition, at least 48 hours prior to the work, the Site access contact, if identified, will be notified by telephone or electronic mail (email).

Lot 8 Tenant Notification

Currently BRC owns Lot 8 of Parcel C and CTSI Logistics is the tenant. CTSI's contact and Site access contact information is included in Table I. By the 15th of each and every month, a schedule of all anticipated field activities to be conducted on Lot 8 in the following month will be submitted to CTSI. If field activities arise that are not included in the submitted schedule, then the Owner Notification process above will be performed.

Other Notifications

Three groundwater monitoring wells (XMW-09, XMW-19, and BL-03) are located at the Site (Parcels B, C, and D) that were installed by Montrose Chemical or International Light Metals. These three wells are part of BRC's groundwater monitoring program; however, they are not owned by BRC. Prior to groundwater sampling activities, the appropriate parties will be notified in accordance with the Owner Notification process. Access information for these wells is included in Table I.

DISCLOSURES

For Sunrider and CTSI Logistics, who are either an owner or tenant where the majority of the environmental work is being performed (former Parcel C), copies of all published reports will be provided.

For all other owners, a list of environmental documents generated during the previous calendar year will be provided by the end of January of the subsequent calendar year. The owner will have the option of requesting copies of any documents. The request should be submitted to BRC.

Attachments:

Table I – Contact Information

TABLE I
CONTACT INFORMATION
FORMER C-6 FACILITY
LOS ANGELES, CALIFORNIA

ENTITY	RELATIONSHIP	CONTACT INFORMATION	SITE ACCESS CONTACT INFORMATION
PARCEL A			
Vestar Property Management	Property manager for Wal-Mart and Strip Mall (Owner - Robert Ko)	Kindy Hohman, Property Manager, 7575 Carson Boulevard, Long Beach, CA 90808; P: 562-420-5116; F: 562-938-1744; khohman@vestar.com	N/A
PARCEL B			
Yusen Air & Sea	Owner-Parcel B-Lots 1 & 2	Yusen Air & Sea: Yutaka Suzuki (310-673-9500); Counsel: Gordon Eng, Law Offices of Gordon K. Eng (310-527-7781)	N/A
Kings Hawaiian Holding Company	Owner-Parcel B-Lots 3 & 4	Kings: Mark Taira (310-533-3250); Counsel: Denis Oyakawa, Graham & James LLP (213-624-2500)	N/A
Seville (Yangs)	Owner-Parcel B-Lots 5 & 6	Jackson or Julie Yang, 19401 Harbor Gateway, Torrance, CA 90501; P (310) 538-2340; F (310) 533-3899	N/A
Infinite (Saeed Yousefian)	Owner of Parcel B-Lot 7	Owner: Saeed Yousefian, 19481 Harbor Gateway, Torrance, CA 90501; P(310) 618-8288; F (310) 856-3693; cell? (818-764-8818); Counsel: Joseph McHugh, Johnson Henrichs & McHugh LLP (310-248-3502)	N/A
Hafele America	Owner-Parcel B-Lots 8 & 9	Hafele America: Mike Stubblefield, General Manager, 19641 Harbor Gateway, Torrance, CA 90501; P (310) 604-8125; F (310) 525-2206; Counsel: Ceighton Mills, Snell & Wilmer (949-253-2709); Tonya Bunn Powell, Adam Kleemeier Hagan Hanah & Fouts (336-373-1600)	N/A
MCI (Buffalo Properties)	Owner-Parcel B-Lots 10-12	Work Place USA, Attn: MCI/Workcom, LA-NFL Project, 3333 Lee Parkway, Suite 700, Dallas, TX 75219; P (214) 696-6900; F (214) 696-0037; Counsel: Bruce Green, Jenkins & Gilchrist (310-820-8800)	N/A
Frito-Lay	Owner-Parcel B-Lots 13 & 14	Frito-Lay: Clint B. Bixler, 7701 Legacy Drive MDA4A-217, Plano, TX 75024-4099; P (972) 334-7000; Counsel: Karen H. Clark, Gibson, Dunn & Crutcher LLP (949-451-3800)	N/A
?	Owner-Parcel B-Lots 15 & 16	Justin Liu, Tireco, Inc., 300 W. Artesia Blvd., Compton, CA 90220-5530; P (310) 604-8760; F (310) 637-8952	

TABLE I
CONTACT INFORMATION
FORMER C-6 FACILITY
LOS ANGELES, CALIFORNIA

ENTITY	RELATIONSHIP	CONTACT INFORMATION	SITE ACCESS CONTACT INFORMATION
?	Owner-Parcel B-Lots 16&17	Peter Rooney, Sares Regis, 18802 Bardeen Avenue, Irvine, CA 92612-1621; P (949) 756-5959; F (949) 756-5955	
?	Owner-Parcel B-Lots 18-20	Tom Colich, Wesco Companies, Inc., 20100 Western Avenue, Torrance, CA 90501; P (310) 224-5000; F (310) 224-50008	
PARCEL C			
Sunrider	Owner of Parcel C-Lots 1-6 and 9-12	Daniel Hess, 1625 Abalone Avenue, Torrance, CA 90501; P: (310)781-3808 F: (310) 222-9275	Chi Chi Tsai (310) 222-9170
CTSI Logistics	Tenant of Parcel C - Lot 8	Jun Heramia, Vice President P: (310) 320 - 0818 ext. 300; F: (201) 658-4978; jun_heramia@ctsius.com	Jun Heramia, Vice President P: (310) 320 - 0818 ext. 300; F: (201) 658-4978; jun_heramia@ctsius.com
Clear Channel	Owner of Parcel C-Lot 7	Clear Channel: Greg McGrath, 19320 Harbor Gateway, Torrance, CA 90501; P (310) 755-7200; F (310) 755-7300 ;Laura Toncheff, General Counsel (602-308-0796); Genesis: Ms. Marci Wiseman (213-687-0531)	N/A
PARCEL D			
Mr. Hsu/Gina Hsu	Owner of Parcel D	Robert Hsu, c/o Eastern Diamond, 1611 W. Rosecrans Avenue, Gardena, CA 90249; P (310) 323-8840; F (310) 516-7722	Robert Hsu (323) 321-2307 or (310) 323-8840 Gina Hsu (310) 666-4136
MONTROSE WELLS (XMW-09 AND XMW-19)			
N/A	N/A	N/A	Brian Dean, Earth Tech (562) 951-2212 or (310) 251-0579 (Cell); Montrose Contact - Paul Sunberg (209) 474-3617
INTERNATIONAL LIGHT METALS WELL (BL-03)			
N/A	N/A	N/A	Ron Giraudi, TRC, Irvine, California (949) 727-9336 Main (949) 753-0111 Fax rgiraudi@trcsolutions.com

Notes:

NA - Not available or not applicable.